

017.0

0001

0003.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

589,200 / 589,200

USE VALUE:

589,200 / 589,200

ASSESSED:

589,200 / 589,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
196		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SHAMSUDDIN SHOMON	
Owner 2: JORDAN SAMANTHA LEN	
Owner 3:	

Street 1: 196 LAKE ST
Street 2:

Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: SHAMSUDDIN SHOMON -
Owner 2: JORDAN SAMANTHA LEN -
Street 1: 196 LAKE ST
Twn/Cty: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains 4,529 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Vinyl Exterior and 1272 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 2 Above Street
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4529		Sq. Ft.	Site		0	80.	1.10	1			Med. Tr	-10					400,227						400,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4529.000	185,600	3,400	400,200	589,200		12015
Total Card	0.104	185,600	3,400	400,200	589,200	Entered Lot Size	GIS Ref
Total Parcel	0.104	185,600	3,400	400,200	589,200	Total Land:	GIS Ref
Source: Market Adj Cost		Total Value per SQ unit /Card: 463.21		/Parcel: 463.2		Land Unit Type:	Insp Date
							03/21/19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,000	3400	4,529.	400,200	589,600	589,600	Year End Roll	12/18/2019
2019	101	FV	198,200	3400	4,529.	425,200	626,800	626,800	Year End Roll	1/3/2019
2018	101	FV	198,300	3400	4,529.	310,200	511,900	511,900	Year End Roll	12/20/2017
2017	101	FV	198,300	3400	4,529.	270,200	471,900	471,900	Year End Roll	1/3/2017
2016	101	FV	198,300	3400	4,529.	230,100	431,800	431,800	Year End	1/4/2016
2015	101	FV	193,500	3400	4,529.	225,100	422,000	422,000	Year End Roll	12/11/2014
2014	101	FV	193,500	3400	4,529.	185,100	382,000	382,000	Year End Roll	12/16/2013
2013	101	FV	193,500	3400	4,529.	176,100	373,000	373,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICOLI JOHN N--	69584-153		7/11/2017	Estate/Div	540,000	No	No	4	
	12871-266		10/2/1975		34,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/21/2019									PT	Paul T		
4/28/2018									BS	Barbara S		
4/12/2018									BS	Barbara S		
2/5/2009									294	PATRIOT		
9/29/1999									267	PATRIOT		
9/2/1993									EK			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

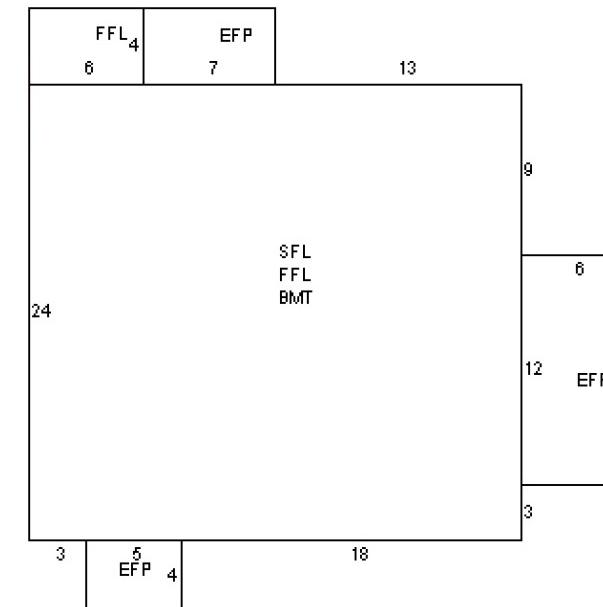
Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SINK IN BSMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1930
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	N - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	5 - Lino/Vinyl
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	35.6	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.88694155
Adj \$ / SQ:	149.671
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	288213
Depreciation:	102604
Depreciated Total:	185609

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	149.67	
Special Features:	0	Val/Su Net:	92.06	
Final Total:	185600	Val/Su SzAd:	145.91	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1930	26.96	T	40	101			3,400			3,400

PARCEL ID

017.0-0001-0003.A

SKETCH